

I wish, once again, to voice my Objection to the proposed Winterbourne Wind development.

Put simply, the project in its proposed form, is too big, located in the wrong place and is promoted by the wrong developer, to have any nett benefit to the community of Walcha, the state's energy supply or the countries transition to Nett Zero. My position from my original EIS submission remains the same. Many of the issues and concerns I raised in my first submission remain unanswered. I will therefore highlight some of the issues of concern again and point out how the developer and their minions at ERM have given token answers to the issues raised, without substantially addressing the real and base concerns!

Traffic and transport

This report is woefully deficient of details for proper assessment. If the Oxley highway was deemed inappropriate for OSOM vehicle movements then how can a change of route to Thunderbolts way change this position. The use of Thunderbolts way for 1600 odd OSOM trucks over 30 months (50-60 per month) presents an even bigger impact to the communities of Walcha and Uralla. Our existing commerce, amenity and way of life will be demonstrably affected. It is quite simply unacceptable. The developers' comments that OSOM trucks under escort will travel Thunderbolts way at or near signed speed limits, with no affect on traffic flow shows the contempt of this organisation. The trucks arriving at or near school bus hours with CB radios used and trucks slowing down for school children as a risk measure is ridiculous. Is the developer able to provide any evidence or expert advice that confirms the assertion that these measures are true forms of mitigation that have successfully worked in other projects. Where are the developers comprehensive traffic plans? How can a community make comment without details being provided? This once again indicates that the developer has no experience or track record of developing successful projects of this size.

Project Reconfiguration

The reconfiguration, and the removal of one turbine within the same project footprint do little to alleviate the biodiversity and amenity impacts to this beautiful district. A BDAR calculator with no data cannot be sufficient to say that biodiversity impacts have changed. I call for a buffer of at least 10km from the world heritage national park be enforced to reduce biodiversity impacts.

The same could be said for amenity, both visual, noise and way of life for the community of Walcha. Proper planning process would be to enforce a 10km buffer around the township of Walcha and the aboriginal community at Summervale.

Cumulative Impact

The cumulative impacts study is void of the truth. The developer has omitted key projects, intentionally or otherwise. The ENCO NE REZ transmission project has been in the planning system since July 2024 and its construction will likely overlap that of Winterbourne. The Ruby Hills project is well known by the developer and the 5% shareholders of the project, Walcha Wind. This shows contempt, arrogance or incompetence. Fail!! Give the right and proper data needed to assess the project to the community and department of planning.

Social Impacts

Many Social Impacts remain unanswered. How can we assess a developer stating that 130 of the 390 construction jobs will come from Walcha and Uralla. As a community we are at full employment and full housing. What does this development do to our community? Full details of the impacts need to be provided for assessment. Costs, benefits and issues. Once again, a failure for SIA! Walcha is currently a thriving Agricultural district, supported by the Art, tourism and a substantial timber industry. How will these industries be affected?

Quarry Impact Assessment

The word 'may' appears in this document 72 times. How can a statement of "may" get 1million tonnes of gravel, sand and aggregate be good enough? When common sense shows that this is an impossibility to get this material from the proposed Bark Hut Road pit. The 800megs of water statement once again lacks proper detail for meaningful assessment. The developer needs to detail what the contingency and backup plans are and the impacts of those. Fail.

We need a developer willing to tell the truth, provide complete and accurate data. Stop tick the box processes in chasing a plan to on sell this catastrophe!

Economic Viability

The economic viability and the intentions of Winterbourne wind must be questioned. The construction period has blown out to 52months and a commencement date now 2027 if approved. Even the dates quoted in the amendment reports were changes in a flyer released by WWF after This is a turbine sales company chasing lucrative management and maintenance contracts and turbine sales not a developer interested in nett benefit. The VPA agreement is a joke "The operational payments for the community benefit fund will commence when the whole wind farm is commissioned".

The developers have hidden in the shadows and used a tick the box planning process to progress this project. They have not engaged truthfully, honourably or meaningfully with the community of Walcha. They have no social licence!!

Land Values

Walcha is a rich agricultural community. Its wealth comes from food and fibre production. We are densely populated within this project footprint and sit on high value land assts. As a result, the developer's statement that this project will have no effect on land values is void of data and facts. Let me provide an example of how Winterbourne Wind contracts and impacts can influence Land values:

Location	Sale of property 1007 Bark Hut Road _Within the project footprint. Under the powers of a winterbourne wind contract.	Sale of 926 Brackendale road Outside the project footprint. Free of incumbency of a renewable development.
Area HA	551	447
Annual Rainfall	900mm	800mm
Distance from Walcha	17km	12km
Estimated carrying capacity DSE	4000	2000
Selling Price (\$M)	4.6	4.7
Average per HA \$	8,348.46	10,514.54
Average per DSE \$	1,150.00	2,350.00

The difference in price per DSE shows a reduction in cost by over 50%, and in price per HA, more than 20% reduction in the return on the Windfarm Encumbered Property.

The district deserves a detailed cost benefit analysis of this project to be provide by the developers under the departments guidelines to proper assess the real impacts this project will have. Despite two attempts, plans for 20 plus years from the hosts and project originator and five extensions to this response submission, the developer still fails to provide adequate data "for proper assessment".

I also wish to point out the I fully support the submission and issues raised in the Voice for Walcha community submission.

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Walcha Resident